



# City of Santa Barbara

## STAFF HEARING OFFICER

### MINUTES

APRIL 11, 2018

9:00 A.M.

David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### STAFF:

Susan Reardon, Staff Hearing Officer/Senior Planner  
Krystal M. Vaughn, Commission Secretary

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#### CALL TO ORDER

Ms. Reardon called the meeting to order at 9:00 a.m.

#### STAFF PRESENT

Susan Reardon, Staff Hearing Officer/Senior Planner  
Jessica Grant, Acting Senior Planner  
Stephanie Swanson, Assistant Planner  
Krystal M. Vaughn, Commission Secretary

#### I. PRELIMINARY MATTERS

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

No requests.

- B. Announcements and appeals.

Ms. Reardon announced that on April 5, 2018, the Planning Commission denied an appeal and upheld the Staff Hearing Officer decision to not suspend or revoke a Storefront Dispensary Permit issued to Canopy Club, Inc. located at 118 N. Milpas Street.

- C. Comments from members of the public pertaining to items not on this agenda.

No public comment.

## II. PROJECTS

ACTUAL TIME: 9:01 A.M.

A. APPLICATION OF JARRETT GORIN, AGENT FOR JERRY STARK, 205 NATOMA AVENUE, APN 033-063-006, R-4/S-D-3 ZONES (HOTEL-MOTEL MULTIPLE RESIDENCE ZONE/COASTAL OVERLAY ZONE), LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: HOTEL AND RESIDENTIAL (MST2017-00064)

The 5,564 square-foot site is currently developed with a two-story, 2,084 square foot (net) multi-residential complex with three residential units and an attached two-car garage. The existing multi-residential structure is non-conforming to the six-foot southern and western interior setbacks. The proposed project involves a new three and a half foot tall fence along the front lot line facing Natoma Avenue, and work on the second story unit (205 Natoma) that would include an interior remodel, the addition of five awnings, replacement of one window with bi-fold doors, the addition of a balcony on the northern (front) elevation, and the addition of a Juliet balcony on the western elevation.

The discretionary applications under the jurisdiction of the Staff Hearing Officer required for this project are:

1. Front Setback Modification to allow the proposed balcony to encroach into the required ten-foot front setback facing Natoma Avenue (§28.21.060.A and SBMC §28.92.110.B); and
2. Interior Setback Modification to allow the proposed Juliet balcony to encroach into the required six-foot interior setback (§28.21.060.B and SBMC §28.92.110.B).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Stephanie Swanson, Assistant Planner, gave the Staff presentation and recommendation.

Jarrett Gorin, Agent, gave the Applicant presentation, and was joined by Kristi Gordnier, Designer and Mike Ober, Drafter.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Public comment opened at 9:11 a.m., and as no one wished to speak, it closed.

**ACTION:** **Assigned Resolution No. 015-18**  
Approved the Front Setback Modification and Interior Setback Modification, making the findings as outlined in the Staff Report dated April 3, 2018, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated April 2, 2018.

The ten calendar day appeal period to the Planning Commission was announced, and that the action is subject to suspension for review by the Planning Commission.

**ACTUAL TIME: 9:16 A.M.**

**B. APPLICATION OF MISAEEL CONTRERAS, AGENT FOR GRANT DAVIS, 948 EAST CARRILLO ROAD, APN 029-316-001, R-2 (TWO-UNIT RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (12 DU/ACRE) (MST2018-00004)**

The 2,718 square foot triangular-shaped site is currently developed with a single-family residence. The proposed project involves the conversion of an existing basement to habitable space and a residential addition to accommodate new stairs to access the basement level.

The discretionary applications under the jurisdiction of the Staff Hearing Officer required for this project are:

1. Front Setback Modification to allow the proposed addition to encroach into the required 15'-0" front setback (SBMC §30.20.030.B and SBMC §30.250.030.B); and
2. Open Yard Modification to allow the reduction of the existing non-conforming open yard (SBMC §30.165.100 and SBMC §30.250.030.B).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15101 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Stephanie Swanson, Assistant Planner, gave the Staff presentation and recommendation.

Misael Contreras, Agent, gave the Applicant presentation.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Public comment opened at 9:23 a.m.

Correspondence from Matt Dobberteen in support was acknowledged.

Public comment closed at 9:23 a.m.

**ACTION:**

**Assigned Resolution No. 016-18**  
Approved the Front Setback Modification and Open Yard Modification, making the findings as outlined in the Staff Report dated April 2, 2018.

Said approval is subject to the conditions as outlined in the Staff Report dated April 2, 2018.

The ten calendar day appeal period to the Planning Commission was announced, and that the action is subject to suspension for review by the Planning Commission.

**ACTUAL TIME: 9:27 A.M.**

**C. APPLICATION OF CRAIG GOODMAN, AGENT FOR CHARLES AND SYLVIA BUTLER REVOCABLE TRUST, 1412 CASTILLO STREET, APN 039-052-024, R-MH ZONE (RESIDENTIAL MULTI-UNIT AND HOTEL), GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2016-00529)**

The 8,172 square foot site is currently developed with 2 one-story single residential units, a detached oversized one-car garage/workshop, and accessory building. The proposed project involves construction, demolition, and remodeling of every structure on the lot. The proposed project would result in a four-unit Average Unit-Size Density project. Improvements on the lot include:

Unit 1 (existing single residential unit at the front of the lot): Construction of a new covered porch, construction of an attached one-car carport, new windows and doors, roof replacement, new exterior siding, and interior remodel resulting in a three-bedroom, two-bathroom unit. The existing unit is non-conforming to the western interior setback and front setback and would continue the non-conformity.

Unit 2 (existing single residential unit at the middle of the lot): Construction of a new front, side, and rear porches, legalization of an "as-built" addition to the rear of the unit, new windows and doors, roof replacement, new exterior siding, and interior remodel resulting in a three-bedroom, three-bathroom unit. The existing unit is non-conforming to the western interior setback and would continue the non-conformity.

Unit 3: Construction of new second story two-bedroom, two-bathroom unit atop the proposed garage and atop an existing accessory building that will be converted to Unit 4.

Unit 4 (existing accessory building at the rear of the lot): Conversion of accessory building to a residential unit, new windows and doors, interior remodel, and addition resulting in a two-bedroom, two-bathroom residential unit.

Garage: Demolition of existing one-car garage/workshop and construction of a two-car garage. The existing garage is non-conforming to the eastern interior setback; the proposed garage would continue the existing non-conformity.

Site improvements such as hardscaping, landscaping, uncovered parking, partial demolition and reconstruction of the site wall along the front lot line, the demolition of an "as-built" trellis in the existing driveway, and Storm Water Management Plan (SWMP) improvements are also proposed. Access is proposed to be relocated from an existing driveway curb-cut to one on the adjacent property (1416 Castillo Street), with an access easement to be recorded. The existing on-site curb-cut would be removed with a separate Public Works permit.

The project would abate the violations listed in ENF2016-01132.

The discretionary applications under the jurisdiction of the Architectural Board of Review required for this project are:

1. Minor Zoning Exception to allow the proposed site wall along the front lot line to exceed 42 inches in height (SBMC §30.140.110.E.2.a and SBMC §30.245.030); and

2. Minor Zoning Exception to allow door and window changes in the interior setback within five feet of the property line (SBMC §30.165.040.B.2.a and SBMC §30.245.030).

The discretionary applications under the jurisdiction of the Staff Hearing Officer required for this project are:

1. Front Setback Modification to allow the proposed covered front porch for Unit 1 to encroach into the required ten-foot front setback (SBMC §30.20.030.B and SBMC §30.250.030.B);
2. Interior Setback Modification to allow the proposed garage to encroach into the required three-foot interior setback for covered parking (SBMC §30.20.030.B and SBMC §30.250.030.B); and
3. Open Yard Modification to allow the proposed common open yard to be less than the required 15% lot area and less than the required ten-foot by ten-foot dimensions, and for ground level private open yards to have less than the required ten-foot by ten-foot dimensions (SBMC §30.140.140.2 and SBMC §30.250.030.B).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183 (Project Consistent with a Community Plan or Zoning).

Stephanie Swanson, Assistant Planner, gave the Staff presentation and recommendation.

Craig Goodman, Agent, gave the Applicant presentation, and was joined by Charles Butler, Owner.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Ms. Reardon expressed concerns with the amount of the proposed encroachment of the garage. The garage was proposed to encroach four and one-half feet into the required six foot setback. She noted that the required setback for the garage was six feet given the proposed interior dimension was 22 feet deep. She stated that there was no on site constraints that required the proposed garage to encroach into the required setback and therefore Ms. Reardon stated the requested interior setback could not be supported. Relief of zoning standards are typically supportable to enable nonconforming garage to meet minimum standards. The current proposal exceeded minimum standards.

Mr. Goodman indicated that the interior dimension of the garage could be reduced to be a maximum of 20 feet deep and be relocated three feet from the interior property line. Ms. Reardon noted that with that revision to the garage, an interior modification would not be required and that the ABR could grant that reduced setback. She noted for the record that her action to deny the requested interior setback should not be interpreted that she did not support the three foot setback.

Public comment opened at 9:54 a.m., and as no one wished to speak, it closed.

**ACTION:**

**Assigned Resolution No. 017-18**

Approved the Front Setback Modification and Open Yard Modification, and denied the Interior Setback Modification, making the findings as outlined in the Staff Report dated April 2, 2018, and as revised at the hearing.

Said approval is subject to the conditions as outlined in the Staff Report dated April 2, 2018.

The ten calendar day appeal period to the Planning Commission was announced, and that the action is subject to suspension for review by the Planning Commission.

**III. ADJOURNMENT**

Ms. Reardon adjourned the meeting at 10:15 a.m.

Submitted by,

  
Krystal M. Vaughn, Commission Secretary